

**NOTICE OF COMMUNITY MEETING AND PUBLIC SCOPING MEETING FOR
PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR
THE NORTH KING ROAD AND LAS PLUMAS AVENUE GENERAL PLAN
AMENDMENT CITY FILE NO. GP05-03-07**

Location: American Business College 2nd Floor
650 North King Road, San Jose, CA 95133 (Location map on reverse)
Date: Thursday, February 8, 2007
Time: 6:00 p.m. – 8:00 p.m.

Dear Neighbor,

Property owner Allen Mirzaei, the Office of Councilmember Sam Liccardo, and City of San José Planning Services Division staff would like to invite you to a community meeting on the proposed General Plan amendment at the north side of the intersection of North King Road and Las Plumas Avenue (650 North King Road). This is a General Plan amendment request to change the Land Use/Transportation Diagram designation of the San José 2020 General Plan on approximately 13 acres (the entire site consists of approximately 14.23 acres, of which approximately 1.23 acres is a former railroad spur designated *Light Industrial*, which will remain unchanged) from *Light Industrial* to *High Density Residential* (25-50 du/ac) on 4.0 acres, *Medium High Density Residential* (12-25 du/ac) on 8.5 acres and General Commercial on 0.5 acres.

Community Meeting: The meeting will begin with an introduction to the proposed General Plan amendment. City staff will explain the City's General Plan amendment process and the applicant will present the details of the proposed General Plan amendment.

Public Scoping Meeting: The second part of the meeting will serve as an Environmental Impact Report (EIR) public scoping meeting for City staff to describe the proposed project's environmental review process, and to obtain your input on the EIR analysis for the proposal. You are welcome to attend and give us your input on the scope of the EIR so that it addresses all relevant environmental issues. There will also be an open forum for questions and comments.

Your participation at this early stage of the planning process will help us analyze the General Plan amendment request. If you have any questions before the meeting, please contact:

Applicant:

Allen Mirzaei, Property Owner
Phone: (408) 455-2770

Ray Hashimoto, HMM Engineers
Phone: (408) 487-2200
E-mail: rhashimoto@hmm-engineers.com

City of San Jose

Planning Services Division:

Project Manager: Allen Tai
Phone: (408) 535-7866
Email: allen.tai@sanjoseca.gov

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883.

Para información en Español acerca de esta solicitud, comuníquese con Juan Borrelli al (408) 535-7709.

GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation on a 13-acre site (the entire site consists of approximately 14.23 acres, of which 1.23 acres is a former railroad spur designated Light Industrial, which will remain unchanged) from Light Industrial to Medium High Density Residential (12-25 du/ac) on 8.5 acres, High Density Residential (25-50 du/ac) on 4.0 acres, and General Commercial on 0.5 acre. (Allen Mirzaei, Owner/HMH Engineers, Applicant)

Existing General Plan Designation:

Light Industrial

This land use category is typified by warehousing, wholesaling and light manufacturing. Uses with unmitigated hazardous or nuisance effects are excluded.

Proposed General Plan Designations:

Medium High Density Residential (12-25 du/ac)

This density is typified by two-story apartments and condominiums with surface parking, although structures of greater height with compensating amounts of open space would be possible. Medium High density residential uses are planned primarily for locations on major streets and near major activity centers.

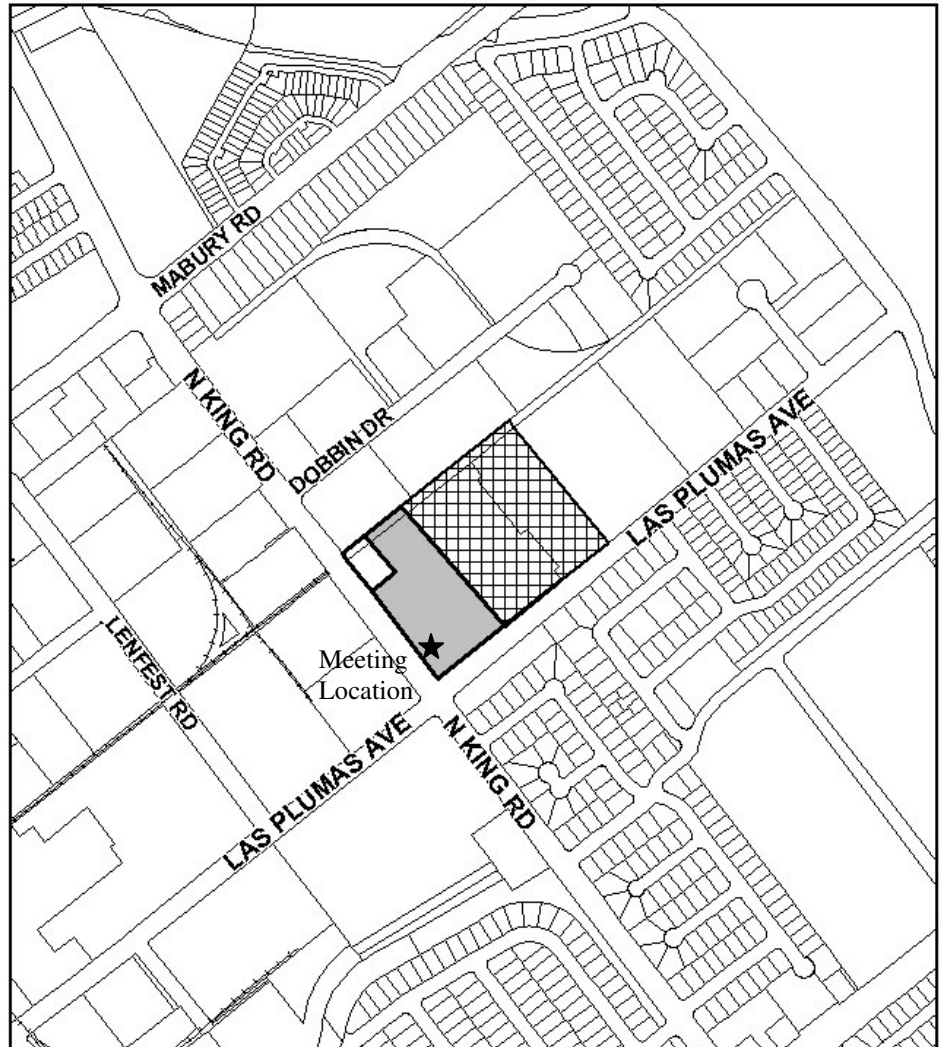
High Density Residential (25-50 du/ac)

This density is typified by three-to four-story apartments or condominiums over parking. This density is planned primarily near the Downtown Core Area, near commercial centers with ready access to freeways and/or expressways and in the vicinity of the rail stations within the Transit-Oriented Development Corridors Special Strategy Area.

General Commercial

This is a non-specialized commercial designation intended to permit miscellaneous commercial uses. It includes both strip commercial areas along major thoroughfares as well as freestanding commercial establishments.

GP05-03-07 Proposed



Department of Planning, Building
and Code Enforcement
Planning Services Division



General Commercial



High Density Residential
(25-50 DU/AC)



Medium High Density Residential
(12-25 DU/AC)



MEETING AGENDA

LAS PLUMAS AVENUE GENERAL PLAN AMENDMENT COMMUNITY MEETING/EIR PUBLIC SCOPING MEETING

Thursday, February 8, 2007 6:00 p.m. – 8:00 p.m.
American Business College – 650 North King Road 2nd floor

- I. Welcome, introductions, and overview of the agenda**
- II. Summary of the General Plan Amendment review process**
Allen Tai, Project Manager/ Allen Mirzaei, Ray Hashimoto (applicant)
- III. EIR public scoping meeting: Environmental process/schedule overview and purpose of the EIR**
Akoni Danielsén, Principal Planner
- IV. Scoping and environmental issues specific to the Las Plumas Avenue project**
Will Burns, David J. Powers and Associates (environmental consultant)
- V. Next steps/ Open Forum**
Allen Tai, Project Manager

For general inquiries about the proposed General Plan Amendment, or if you would like to receive a copy of the Notice of Availability of the Draft EIR when it becomes available, or if you have additional questions concerning the environmental review process, contact project manager Allen Tai at (408) 535-7866 or allen.tai@sanjoseca.gov.

More information about the status of the environmental review for pending projects is also available on the Planning Department's environmental review home page: <http://www.sanjoseca.gov/planning/eir/eir.asp> (scroll down to the section pertaining to this project).

The Draft EIR for the project will be posted on this page for a 45-day public review and comment period when it becomes available.